

FARMINGTON CITY COUNCIL MEETING

May 6, 2014

WORK SESSION

Present: Mayor Jim Talbot, Council Members Doug Anderson, John Bilton, Brigham Mellor, Cory Ritz and Jim Young, City Manager Dave Millheim, City Engineer Chad Boshell, Development Director David Petersen, Associate Planner Eric Anderson, City Recorder Holly Gadd and Recording Secretary Cynthia DeCoursey. Davis County Commissioners John Petroff, Bret Millburn, and Louenda Downs were also in attendance.

City Council/Davis County Commission Discussion

Louenda Downs thanked the City for the positive things they have accomplished. The County is continually trying to create environments where each city can thrive. A wrestling tournament was recently scheduled for January 2015 in the Legacy Events Center which will utilize a new floor and involve 1500 youth. **John Petroff** said the Center schedules approximately 1000 events per year which are subsidized with tourism dollars rather than property taxes—their purpose is to create as much economic impact as possible. When asked about the Council’s decision to not allow alcohol at the cage fighting event, **Mr. Petroff** said although he was contacted by a reporter, he did not formally comment because it was the City’s decision. **Brigham Mellor** was contacted by residents who accused him of not upholding Farmington’s values, but his perspective was that the applicant did not show up to defend it. **Jim Young** said the City sometimes feels that they are not at the top of the mind when the County is making decisions, and events at the Center do affect people in the neighborhood. He asked the County to be more sensitive to those who live and/or work in the area. **Mr. Petroff** said they plan to increase and pave additional parking areas and install a ticket booth on the north end. **Dave Millheim** said the City is planning a park bond and RAP tax election in the fall of 2014 to build a large, regional park. A new elementary school will be built in the area, and the DSD, the City, and the County will need to work together on the street/bridge work in that area. **Mayor Talbot** told the County he plans to keep them in the loop regarding the park project. **John Bilton** said the City has a master plan, and he asked the County what their plans and/or goals are for Farmington. He would like to see better alignment at many different levels, and both the City and the County agreed to make efforts for better communication and planning.

Brentwood Estates

John Bilton asked if adequate noticing was given for the April 17th Brentwood Estates public hearing. **Eric Anderson** said the proper 72-hour notice was given. **Mr. Bilton** said some residents felt that the schematic plan should have gone back to the Planning Commission (“PC”) after the Council tabled it on Feb. 28th. **Dave Millheim** said the Council has the latitude to send it back or not. The PC is an advisory board to the Council, and they sometimes forget that. **Eric Anderson** said one of the justifications was that the preliminary plat would go back to the PC and in that case they would not be the recommending body so they are giving vesting at preliminary plat. **Mr. Bilton** spoke with the City Traffic Engineer who said safety is very subjective—line of sight, distance, and queuing are all factors. Traffic moving westbound on 1400 N and attempting left-hand turns onto Main Street—especially in the winter—is the major concern. **Dave Millheim** advised the Council to stay focused on whether or not they should overturn the PC decision.

REGULAR SESSION

Present: Mayor Jim Talbot, Council Members Doug Anderson, John Bilton, Brigham Mellor, Cory Ritz and Jim Young, City Manager Dave Millheim, City Engineer Chad Boshell, Development Director David Petersen, Associate Planner Eric Anderson, City Recorder Holly Gadd and Recording Secretary Cynthia DeCoursey

CALL TO ORDER:

Roll Call (Opening Comments/Invocation/Pledge of Allegiance)

The invocation was offered by **Doug Anderson** and the Pledge of Allegiance was led by **John Bilton**.

REPORTS OF COMMITTEES/MUNICIPAL OFFICERS:

Executive Summary for Planning Commission meeting held April 17, 2014

Eric Anderson reported that the PC recommended the following:

- Approval of the Schematic Plan for the Eastridge Cove Conservation Subdivision;
- The Haws Companies' request as follows:
 - I. Approval of the Zone Change as contained in the staff report;
 - II. Approval of the PMP Application;
 - III. Approval/Disapproval of various Section 114 Alternative Development Standards as specified in the staff report;
 - IV. Approval of the zone text change to amend the Regulating Plan.
- Tabled the City's request to modify Chapter 12 of the Zoning Ordinance;
- Tabled the City's request to modify the flag lot definition in the Subdivision Ordinance.

Presentation regarding Bountiful/Davis Arts Center Summerfest International

Emma Dugal said they have enjoyed being in Farmington but will return to Bountiful in November. She shared information regarding exhibits, summer workshops, art classes, and Summerfest which includes dancers from around the world and promotes good will and friendship. They encourage support from all of the cities in Davis County.

Introduction and Administration of Oath of Office for new Police Officers

Mayor Talbot introduced **Leif Bybee** and **Cannon Heslop**, new Police Officers in Farmington, and **Holly Gadd** administered the Oath of Office.

PUBLIC HEARINGS:

Eastridge Estates Schematic Plan

Eric Anderson said this request is for 13 lots at approximately 1470 S 200 E. The applicant is requesting an open space waiver, a waiver of the 80-foot buffer, a waiver of Section 11-12-100(e), and flexibility on the side and front setbacks on Lots 105-108. Neighbors suggested a road to 200 E which may not be possible because it is a UDOT road with a curb cut only 250 feet away.

John Wheatley, 526 N 400 W, N Salt Lake, said this is a 26-acre parcel, and almost half of the property will be open space. They are currently waiting for wetland delineation on Phase 2, and the existing home will be demolished.

Public Hearing:

The Public Hearing was opened at 7:45 p.m.

Elizabeth Droge, 13 E 1470 S, lives directly in the line of the road to 1470 S. The existing neighborhood has a high water table and there are water issues. She asked the City to go above and beyond to make sure there are not additional water problems.

The Public Hearing was closed at 7:55 p.m.

Brigham Mellor asked if the applicant would be required to retain the water on their property, and **Chad Boshell** said each yard drain will catch the water on the back of the lot and force it into a temporary detention basin on the west end. **Cory Ritz** asked about the justification for lower side and front setbacks, and **Eric Anderson** said he was not sure. **David Petersen** said the City is in the process of an amendment regarding setbacks, and **Dave Millheim** said it is more about fitting the home on the lot than the lot count. **Bruce Robinson**, Symphony Homes, said they would like to have porches on the homes, and by pulling the porches forward and the garages backward, there will be a greater buffer between the rear of the homes and 200 East.

Motion:

John Bilton made a motion to approve the Schematic Plan for the Eastridge Estates Conservation Subdivision, subject to all applicable Farmington City ordinances and development standards and with the conditions and findings recommended by the Planning Commission. **Jim Young** seconded the motion which was unanimously approved.

Brentwood Estates Preliminary Plat (Appeal)

David Petersen said Ivory Homes initially requested access to 1400 N but the City Engineer recommended a cul de sac. There was little public comment when the PC reviewed the Schematic Plan, but when the Council reviewed it, neighbors complained and hired an engineer to draft another plan. When the PC reviewed the Preliminary Plat, other neighbors spoke out against the second plan. Two appeals were received: Ivory Homes appealed because (1) the PC approved a Preliminary Plat that was not submitted to them; and (2) the PC did not act on the Preliminary Plat request that was submitted. The neighborhood listed 10 reasons (on p. 3 of the staff report) for their appeal, and staff wanted the Council to hear from both groups.

Paul Hirst, 497 W 1300 N, former Farmington City Engineer, reviewed the documentation and talked with residents on both sides of the issue. The City Engineer's job is to enforce the

ordinances and design standards the City Council adopts, and they do the best they can within the rules. When this issue was considered previously, he decided that because of the bench and the steepness of 1400 N, it was not a good idea to punch the road through to 1400 N. However, because of fewer snowy roads and the fact that the developer will do some grading and retaining to create a platform for cars to stage onto, he would now support an access onto 1400 N.

Nick Mingo, 978 E. Wood Oak Lane, Ivory Homes, did not comment but said he was available for questions.

Public Hearing:

The Public Hearing was opened at 8:20 p.m., and **Mayor Talbot** said the petitions submitted to the City would be added to the public record.

Coty Erickson, 511 W 1400 N, lives three homes west of the proposed access road. She is fine with the development because it will raise the value of her home. Her husband grew up in their home which was built in 1984 and was hit by a car on 1400 N when he was 15 years old. Cars cover her with slush when she shovels snow in her driveway. 80% of drivers use 1400 N, and only 20% use 1300 N. There is no sidewalk on the other side of 1400 N, and safety should be a higher consideration than the inconvenience of excess traffic.

Kris Kaufman, 1734 N Compton Road, submitted several photographs and read, with all due respect, the following sections from the Utah Code:

- Section 10-9a-701(3)(b) “An appeal authority may not entertain an appeal of a matter in which the appeal authority, or any participating member, had first acted as the land use authority”;
- Section 10-9a-705 “The appellant has the burden of proving that the land use authority erred”;
- Section 10-9a-707(3) “The appeal authority shall determine the correctness of a decision of the land use authority in its interpretation and application of a land use ordinance”;

He said the City Council acted as the original land use authority and reserved unto it the final decision-making power which was inappropriate, and the Council must prove that the PC erred. He asked why finding #8 – “a second access is needed for safety issues” is necessary now. There were no safety issues with the single access because it was wide enough for emergency vehicles.

Diane Nilsson, 521 W 1400 N, lives four homes west of the proposed access and thanked the City for the increased police presence on 1400 N. She backs out onto 1400 N and because of the curve she cannot see traffic to the east, and her neighbor to the west has even less of a sight line. Construction traffic is constant and this project has not even started. It is a scary road when it snows and when there is high traffic.

Steve Young, 1434 N Bennett Circle, asked everyone in support of the double access to stand. They filed a joint petition and appeal, and he highlighted a couple of issues: (1) a double access is the correct way to build a neighborhood, and it has been on the City’s Master Plan since 1992; (2) 1300 N and Cherry Blossom are only 30 feet wide. It is vital to have several options because of these three dangerous roads, and this proposal is fair and reasonable.

Troy Evans, 1510 Cherry Blossom, loves living in Farmington, and the debate is not about which road is the most dangerous; the issue is to make the best decision for the entire community. He lived on a very busy Orchard Drive in Bountiful and moved to a quieter place, but there are many small children in his neighborhood, and he believes a shared access is the best scenario.

Shane Holst, 486 Welling Way, said there is no great solution to this dilemma, but the Council must determine the best alternative. He thinks the PC erred for 2 reasons: (1) they decided to force traffic through two narrow residential roads to reach a collector road; and (2) 1400 N is always plowed first, it is not as steep as the other two roads, and it is 45 feet wide.

Dan Pratt, 1721 N Compton Road, lives about 150 feet away from the new intersection and cannot see over the crest of the hill when he backs his car out. The general public may not understand the difference between a 12% and 15% grade, so he measured the slopes. The slope at the proposed intersection was (14%), the lowest slope on Cherry Blossom was 10%; the highest was 18%. Ivory Homes plans to create a landing spot for 2-4 cars at 2-4%, and he asked the Council to adhere to that plan.

Mayor Talbot said one of the main reasons he ran for Mayor is because he loves this community and supports each resident. He complimented the residents for their civil behavior and asked them to be considerate of everyone, saying “It don’t cost nothin’ to be nice.”

Beth Johnston, 1778 N Compton Road, pointed out that there are already two ways out of Brentwood Estates—on Hidden Meadows and on Cherry Blossom Drive.

Melissa Garn, Primrose Court, said if there is an access road onto 1400 N, there will actually be more traffic passing **Troy Evans’** home. When Brentwood is finished there is no more property for development in that vicinity, but her neighborhood still has the Lew Swain property, two cul de sacs and other property that may develop in the future.

Cynthia Wood, 1382 N Main Street, has lived in her home on the corner of Main and 1400 N for 25 years and raised six children. 95% of the people who live to the east pass her home at least 2-3 times per day. Twenty years ago a water main broke beneath Main Street, and she allowed cars to drive through her yard to reach Main Street. A second access is crucial in case of an emergency.

The Public Hearing was closed at 9:00 p.m.

Dave Millheim said the comments made by **Kris Kaufmann** regarding legal authority caused him concern so he called the City Attorney who recommended that the Council table the request to allow time to review the comments that were made. **Nick Mingo** said he did not understand and asked what the justification was for tabling the motion. **Dave Millheim** said the City Attorney wants to make sure that legally the City Council is acting within its proper bounds as the appeal authority as existing under both Utah Code and City Ordinance. **Nick Mingo** asked, “Who is the land use authority?” and the City Manager declined to answer the question.

Brigham Mellor said, “So the reason the Council would hold off on discussing the proposal is on the off chance that our opinion does not matter at this point.” **Dave Millheim** said he did not know if that was an accurate statement—he only knows that the City Attorney wants a closer look at the Code sections before he gives advice. **John Bilton** said he is not ready to make a motion and is

very disappointed that **Kris Kaufman** brought up this issue at the last minute. The applicant has been very patient for more than 12 weeks, and to delay action again is very disappointing. He respects the City Attorney and will do what he requested, but he is not happy. **Cory Ritz** said this was tantamount to hijacking the process and agreed with **Mr. Bilton** that it is not fair to the community, no matter which side of the fence they are on, and it is not fair to the developer. He asked if the room could be cleared so the Council could speak with the City Attorney by telephone. **Doug Anderson** proposed that the Council go into a closed session to speak with the City Attorney. He and **Jim Young** echoed the comments made by **John Bilton** and **Cory Ritz** and said the Council needs to move forward with a decision. **Brigham Mellor** said that may not be ample time for the City Attorney to study the issue. The **Mayor** suggested that the Council discuss this item at their meeting in one week.

Motion:

Cory Ritz made a motion to table the request for Preliminary Plat approval for the Brentwood Estates Conservation Subdivision and address it at the City Council Meeting on Tuesday, May 13, 2014. **Jim Young** seconded the motion which was unanimously approved.

Pheasant Hollow Schematic Plan

Eric Anderson said this is a 12-lot subdivision on 4.55 acres of property located at approximately 700 S and 50 E. There is an unfinished gap between 200 E and 50 W, and a local road connector would bridge the gap. The delineated wetlands will either have to be mitigated or not built on. The applicant plans to ask for an open space waiver of .84 acres, a waiver of Section 11-12-100(e) which is a design standard that half of the lots shall abut or face conservation land (only five lots in this plan meet the requirement), a reduction in some of the setbacks, and a flag lot with a stem of 118 feet. Because of numerous concerns by neighbors, the PC added a condition to require a soils report on each lot.

John Wheatley, 526 N 400 W, N Salt Lake, said Symphony Homes regrets that several homeowners have had negative experiences. Co-owners **Rob Miller** and **Bruce Robinson** are available to address concerns following the meeting. Symphony followed the recommendation of the soils engineer, but there were issues with settlement. They have hired an additional geotech firm to gather information regarding this Plan, and both reports will be submitted to the City for a peer review, the process used by Rice Farms. The flag lot is necessary because they plan to reroute a large sewer main that currently crosses their property and serves the entire area.

Public Hearing:

The Public Hearing was opened at 9:30 p.m.

Mark Pasgett, 596 Glenhill Court, said his concerns are not just for this particular developer or subdivision but for the way the City conducts business with developers. The City is virtually powerless to stop property owners from developing their property as they see fit. Building codes and zoning ordinances exist to protect property owners, but 15 years ago the builder did not adhere to these requirements. Although the City did not protect him or his neighbors, he asked the Council to protect the rights of future homeowners.

Taylor Dean, 37 E 750 S, lives in Rice Farms and is excited to have new neighbors but he has several concerns about this wetland area. Symphony builds great homes but they are getting a little aggressive with this development. He believes the six samples were taken from the dry areas rather than the areas that will cause problems.

Howard Dygert, 676 S 100 E, submitted a petition with 180 signatures to table this request until adequate facts and information are provided and verified. The geotech study by Earthtec Engineering that was relied on for the Glenhill Court Subdivision states that “The risk of settlement cannot be avoided,” and five options were listed, none of which was followed by the developer.

Dallas Bradbury, 692 S 100 E, showed a picture of the area, and the red lines show springs which are currently flowing with water.

Dan Larson, 599 Glenhill Court, said his home and several others should never have been built in this location. He has had 4½ inches of settling in less than 10 years. Symphony Homes covered up the problems, and even though the owner was sorry for us, it does not solve the problems. The homes in this subdivision will sink just like those in Glenhill Court.

Kelly Johnson, 519 Glenhill Court, said his home has not had substantial settling, and he credits that to building later and being higher than some of the other lots. He agreed that the process did not work (6 homes have settling issues; 4 have used helical piers), and wants future homeowners to be protected. There are serious stability issues which need to be considered.

Laraine Flood’s home at 524 South Glenhill Court was the last home built in this area 10 years ago. She never asked the developer to dig deeper. She was worried about the cost of digging deeper, but the hole was filled with gravel and there has been no settling. She asked the City to require the developer to build the homes correctly.

Kimberly Farley, 77 E 620 S, lives adjacent to the proposed development. Her home was built by another developer, and her decks have sunk. They moved in from out of state and had no idea this was a wetland area. Her dream home is turning into a nightmare. Farmington only wants more people does not care about the people who already live here. She begged the City to deny this request because it will put other families at risk.

Jeff Holman, 22 Virginia Circle, owns a home west of the proposed flag lot in Rice Farms. There should be a bond or requirement in place for Symphony Homes to meet. A flag lot in this location does not make sense—a driveway to reach a manhole does not justify a separate lot. The builder is trying to put more lots in the subdivision to get more money.

Dale Tucker, 579 S Glenhill Court, said his home is settling along with the sidewalk on the west side of his home, and he is concerned that underground utilities may be affected.

Tim Treft, 68 E 500 S, noticed that the PC recommended approval of a 15-lot subdivision, but these plans show 12 lots. He watched the construction of the homes in Glenhill Court, and because he knew the soil conditions, he did not feel that it was done right. He is concerned about this development because this property is even wetter than Glenhill Court.

The Public Hearing was closed at 10:02 p.m.

The **Mayor** was concerned that settling has occurred to so many homes. **Brigham Mellor** said if the developer hires a geotech firm they should be held accountable for settling issues. **Doug Anderson** agreed and asked about the process for Glenhill Court and what will be different for this project. He walked across the property and crossed a running stream and asked what will happen to the excess water. **John Wheatley** said Earthtec did the report in 2008; a different engineer has been hired to test the remaining lots. They will pay an engineering deposit to the City who will choose a third party to review the report. **Bruce Robinson** pointed out that when Continental Estates was developed, the Army Corps' rules were different, and Symphony was allowed to develop over the wetland with offsite mitigation. In this case there will be no structures on the bulk of the wetland, and there will be soils reports from two engineers and a peer review. Symphony does not want problems either—everyone involved is motivated to do everything possible to deliver a good product. Any excess water in the area will be collected and drained into the subdrain system.

Cory Ritz asked who will own the wetlands behind Lots 10 and 11 and was told that the lot owners will own them, but the area will be restricted. He expressed concern regarding flaws in the system, the settling of homes and sidewalks, the flag lot, and flowing streams/excess water. He took exception to **Kimberly Farley's** comment that Farmington just wants more people—that is not what the City is about. **Jim Young** asked if the City will have an independent geotech report, and staff said yes. The City relies on geotech reports to make sure adequate fill is done so the roads do not settle. **John Bilton** was happy to hear about the changes that will be made for this project.

Andrew Harris, GSH Geotechnical, was hired by Symphony Homes to provide a geotechnical study for this subdivision. It will define the subsurface soils and groundwater conditions and how those will impact the foundations of the homes. A subsurface investigation will be performed by drilling six test holes 20-40 feet in depth. A backhoe was used previously, but they will use specialized drilling equipment that can go much deeper if necessary. They will test the six lots that were not tested previously and look for the worst-case scenarios. There is no advantage for him to turn out a substandard product. Possible solutions for unstable soils include: (1) the removal and replacement of sensitive materials; and (2) bypassing the materials through an intermediate foundation system—helical piers are a common option. The report will be submitted along with the building permit application for each lot, and the City Inspector will make sure it is done right. **Chad Boshell** said there is typically only one geotech report for the entire site, but because of previous problems, a report will be done on each lot.

Motion:

Cory Ritz made a motion to approve the Schematic Plan for the Pheasant Hollow Conservation Subdivision, subject to all applicable Farmington City ordinances and development standards and the following conditions and findings recommended by the Planning Commission:

1. The City Manager will determine the just compensation for the waiver of the 36,590 square feet of open space, and the City Council will approve the waiver prior to Preliminary Plat;
2. The City Council will approve the waiver of Section 11-12-100(e) of the Farmington City Zoning Ordinance.
3. The applicant must either remove the flag lot (Lot 12), adjust the location of the home or agree to fire sprinkle the home;
4. The applicant must abide by all of the road standards of the underlying R Zone, as outlined in Chapter 11 of the Zoning Ordinance;

5. An overall geotech report must be submitted at Preliminary Plat, and additional soils reports shall be provided on a lot-by-lot basis in conjunction with the building permit for each lot.
6. An overall geotech report must be submitted prior to Preliminary Plat to determine the suitability of the property for development.
7. A public hearing will be held at Preliminary Plat.
8. The overall geotech report will be reviewed by a third party prior to Preliminary Plat.

The motion was seconded by **John Bilton** and unanimously approved.

Findings for Approval:

1. The proposed subdivision conforms to all of the development standards as set forth in Section 11-11-050.
2. The proposed Schematic Plan creates a needed east-west connection from 200 East to the Frontage Road.
3. The open space requirement is of no value to the City, and the open space will be of more value elsewhere in the City.
4. Although there is question as to the quality of the soil on site, requiring an overall geotech report and then a second lot-by-lot geotech report should determine what steps the applicant will need to take to mitigate the issue.
5. Because of concerns raised by the residents and past history of the soils, no vesting is occurring with the Schematic Plan, and a geotech report is being required to determine the feasibility of the soils.

CONSIDERATION OF ORDINANCES/RESOLUTIONS/AGREEMENTS:

Resolution adopting the Tentative Budget for Fiscal Year 2015

Motion:

Jim Young made a motion to approve the Resolution adopting the Tentative Budget for Fiscal 2014-15 and to set the public hearing date of June 17, 2014 to adopt the final budget for FY 2015. The motion was seconded by **Doug Anderson** and unanimously approved.

PRESENTATION OF PETITIONS AND REQUESTS:

Grand Marshal Nomination for Festival Days Parade

Motion:

Cory Ritz made a motion to nominate **James Mason** as the Grand Marshal Nominee. **Jim Young** seconded the motion which was unanimously approved.

Approval of Bid for the Public Works Expansion and Storage Facilities

Motion:

Brigham Mellor made a motion to accept the \$648,121.00 bid from Squires Construction. **Doug Anderson** seconded the motion which was unanimously approved.

SUMMARY ACTION

Summary Action List

1. Approval of Minutes from the April 15, 2014 City Council Meeting
2. Resolution amending Chapter 9 of the Personnel Policies and Procedures
3. Approval of Contractor for the Park Lane and 1100 W Waterline Reconstruction Project
4. Construction of 450 S Sidewalk Improvements
5. Ratification of Approval of Storm Water Bond Log

Motion:

Jim Young made a motion to approve Items 1, 3, 4, and 5 on the Summary Action List with several amendments to the Minutes and to table Item 2 for further information. **John Bilton** seconded the motion which was unanimously approved.

GOVERNING BODY REPORTS:

City Manager – Dave Millheim

- The March 2014 Fire Monthly Activity Report and Building Activity Report were included in the staff report.
- There will be a brief closed session to discuss potential litigation.

Mayor – Jim Talbot

- The Mother of the Year luncheon will be held Friday, May 9th at 12:00 p.m. at the Wight House. Farmington's Mother of the Year is **Lorraine Thatcher**.
- **Craig Trottier** has accepted a position with TravelCo, one of the largest developers in the world, and will leave CenterCal in the near future.
- The DSD held a closed meeting to discuss the possibility of allocating \$1 million for the new park, and the results should be available on Wednesday.
- He and the City Manager and two Council Members met with UDOT. **Doug Anderson** did not think anything was accomplished and will not be able to attend the next meeting. **Cory Ritz** agreed that whenever an important issue came up, UDOT said, "We will get to that" but they never did. A possible discrepancy in Farmington's job growth was discovered which could sway the decision. **Dave Millheim** was proud of the City representatives because they were direct and clear.

City Council

Cory Ritz:

- He asked the City Manager why he left the meeting, and **Dave Millheim** agreed to provide details during the closed session.
- He received reports from neighbors specifically those who live at the sound end of 650 West after the first Saturday of soccer games regarding issues with speeding and parking.

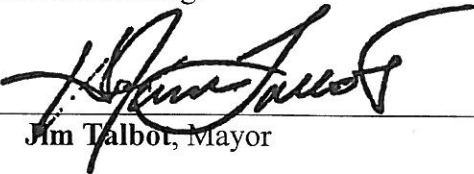
CLOSED SESSION

Motion:

At 11:30 p.m. **Jim Young** made a motion for the Council to go into a closed meeting to discuss potential litigation and the competency of an individual. The motion was seconded by **John Bilton** and unanimously approved.

Sworn Statement

I, **Jim Talbot**, Mayor of Farmington City, do hereby affirm that the items discussed in the closed meeting were as stated in the motion to go into closed session and that no other business was conducted while the Council was so convened in a closed meeting.



Jim Talbot, Mayor

Motion:

At 12:00 p.m. a motion to reconvene into an open meeting was made by **Doug Anderson**. The motion was seconded by **John Bilton** and unanimously approved.

ADJOURNMENT

Motion:

John Bilton made a motion to adjourn the meeting. The motion was seconded by **Doug Anderson** and unanimously approved, and the meeting was adjourned at 12:00 p.m.

Holly Gadd, City Recorder
Farmington City Corporation